

Minutes of a Regular Meeting of the Board of Directors of the  
PAUMA VALLEY COMMUNITY SERVICES DISTRICT (PVCSD)

Held on October 22, 2018

Directors Present: Richard Nolan, Samuel Logan, Heidi Person, Clarence Winn and William Schultz  
Also Present: Residents Jim Cipriano and Hans Glaser; President of RPMWC Charles Mathews,  
General Manager Bobby Graziano, Security Captain Ray Ortiz, Jeff Pape of Dudek,  
Office Manager Amber Watkins and Administrative Assistant Marissa Fehling

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- 10.1 Call to Order: Regular meeting was called to order at 10:00 a.m. by President Nolan.
- 10.2 Open for Public Comments: Cipriano expressed his disappointment in the two candidates running for the board for not having attended any of the recent board meetings. Cipriano noted that PVCSD is heavily engaged with the Sustainable Groundwater Management Act, which in his opinion is very crucial to the community as it involves many unresolved water issues. Cipriano also noted that all PVCSD board members are also PVCC members and suggested that be broadened in the future. Winn noted that Julie Kimball will be attending more meetings in the future and thinks that will help bring in Oak Tree Ranch exposure as she is on the HOA board. Resident Glaser reported a noise tolerance issue he had for two weeks with a neighbor who had a tree trimming service working in their yard. He questioned the limit on consecutive hours and days they are allowed to work in the community. Captain Ortiz reported that he researched the county ordinances and reported that high decibel noises are only allowed for 8 consecutive hours a day between 7 a.m. and 6 p.m. Ortiz informed the worker of this and requested him to limit his hours to 8 a day, rather than the 10 hours he had been working. Ortiz mentioned that he strongly recommends adding a law to our community reducing the consecutive work days for high decibel machinery to 3 consecutive days at a time; Graziano does not agree with drafting a new ordinance for a one time incident would be appropriate. Nolan questioned if a policy regarding this issue to reduce noise should be put into place, staff was asked to review existing CSD policies to see if anything related to noise restrictions was mentioned and report back at a future meeting. Mathews cautioned the board as PVCSD does not have the authority to regulate noise.
- 10.3 Approval of Previous Minutes:  
a. Regular Meeting on September 24, 2018 – Cipriano was asked if he determined the guard house owners; he is still working on this. Nolan inquired on gate attendants not being able to see an incident that took place across the street from them on Labor Day weekend; Ortiz reported that he had since purchased spotlights. Winn complimented Cipriano for having the two dead plants at the front gate replaced. Nolan clarified a statement asking that it be captured in the minutes as Warren Lyall led an effort to create an assessment district to control the psyllid bug. Winn motioned to adopt the minutes; pending the change requested herein, seconded by Logan and unanimously adopted.
- 10.4 Financial Report:  
a. Review of BS, P&L as of 9/30/2018 – Cash Assets reflect \$820,729, Accounts Receivable of \$29,046, and Accounts Payable of \$19,291. Watkins reported that RPMWC has paid in full. Winn questioned why the property taxes were lower than budget; Watkins explained that the annual budget is spread out evenly between the months and noted that at the end of the year we will have collected property taxes in line with the budget. Winn questioned what the water test and analysis cost are; Watkins informed PVCSD is required to test weekly and quarterly effluent per the plant permit. Pape reported that additional testing will be needed and the costs for testing will go up, which he will explain later. Winn motioned to adopt the financial report as presented, seconded by Logan and unanimously adopted.  
b. Accounts Receivable – Presented for review.
- 10.5 Security Report:  
a. Daily Activity Report – Ortiz presented the report. Ortiz reported that officer Florez is in the hospital expecting his first child. Ortiz noted he is in communication with Pauma Fire Department to ensure they

have access to the helipad gate in the event of an emergency. Ortiz reported a dog bite incident in the community and mentioned that he sent the owner of the dog a copy of the leash law ordinance. Winn noted the victim is losing confidence in being able to walk his dog in the community. A comment was made that this is not the first instance with this dog and suggested that due to an address change, animal control was not able to do more. Staff was informed to speak to the victim and inform them that PVCSD will follow up on this situation. Ortiz reported several sightings of a pack of dogs roaming the community, stating they do not seem to be harmful. The county will be contacted if security is able to obtain the dogs or if they become an issue in any way. Winn noted that gate attendants need to wave and acknowledge vehicles entering the gates; Ortiz is aware and will correct the issue. Ortiz acknowledged a breach in the PVCC fencing and noted that the GM of PVCC, Paul Devine is aware of it; Ortiz will follow up on repairs. Nolan requested a detailed report for every gate incident, he feels the amount of gate issues is unacceptable, and would like the board to review the detailed report at the next meeting. Upon a motion by Person, seconded by Nolan and unanimous vote, the Security Report was adopted as presented.

b. Gate Penalty Assessment Report- Presented for review.

10.6 Operations and Discussion Items:

a. Consider Ordinance 54 for Approval- Graziano presented the draft. Nolan mentioned that he feels the Ordinance does not clearly explain the responsibility of the homeowner vs PVCSD; Winn agrees. Nolan will assist with rewording the Ordinance for better understanding of the PVCSD responsibilities. Staff will present at the next meeting.

b. Employee Health Benefits – Graziano presented the renewal for health benefits for employees. Graziano included a health reimbursement account increase within the budget. Both Mathews and Logan have reviewed the proposal and support it. Nolan commented that employees are PVCSD’s greatest asset. Winn is very supportive of good health coverage for employees. Nolan motioned to approve the proposal as presented beginning December 1, 2018, seconded by Winn and unanimously adopted.

c. Plant Operations – Pape reported that the treatment plant is working fine. Pape presented the SCADA data noting that the float at the building lift station was stuck; before SCADA was put in place staff never would have known. Pape informed that the treatment plant is nearing the limit set on the permit for total dissolved solids (TDS), explaining that as the water goes further through the valley the quality degrades; PVCC gets high quality water for the golf course. RPMWC has taken action to correct the issue. Pape noted that the only way to remove TDS is reverse osmosis. Pape also noted that salt regeneration water softeners are prohibited per an ordinance adopted in 1975; staff was asked to prepare a notice to include with billing. Nolan would like to review the notice prior to it being sent.

10.7 Sustainable Groundwater Management Act: Nolan provided an update.

10.8 Adjournment:

a. The next meeting date is scheduled for November 19, 2018 at 10:00 a.m. Upon a motion from Nolan, seconded by Person and unanimous vote, the meeting adjourned at 12:27 p.m.

**Marissa Fehling**

Marissa Fehling, Recording Secretary

Attest:

**Bobby Graziano**  
General Manager